



## **Agenda**

### **Transportation, Infrastructure and Operations Committee**

Chairperson Kevin O'Neill  
Vice Chair Melissa Robinson

Councilmember Eric Bunch

Councilmember Johnathan Duncan

Councilmember Lindsay French

---

**Tuesday, May 6, 2025**

**9:00 AM**

**26th Floor, Council Chamber**

---

**Webinar Link: <https://us02web.zoom.us/j/84530222968>**

#### **PUBLIC OBSERVANCE OF MEETINGS**

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:

<https://us02web.zoom.us/j/84530222968>

**\*\*\*Public Testimony is Limited to 2 Minutes\*\*\***

#### **FIRST READINGS**

##### **Bunch**

**[250371](#)** Sponsor: Councilmember Eric Bunch

Approving a modification of the incentivized project construction timeline for the Muehlebach Hotel Project, located at 1200 Baltimore Avenue.

**Attachments:** [Docket Memo 250371](#)

**Director of Water Services**

**250373** Sponsor: Director of Water Services Department

Authorizing a \$2,195,500.00 construction contract with MegaKC Corporation, for the Green Infrastructure Project 1-1: Mill Creek Park-Package #1 - North Plaza project; authorizing a maximum expenditure of \$2,415,000.00; authorizing a \$1,750,000.00 design professional services Amendment No. 3 to Contract No. 1611 with HDR Engineering, Inc., for the Green Infrastructure Project 1-1: Mill Creek Park project for a total contract amount of \$3,326,978.00; and recognizing this ordinance as having an accelerated effective date.

**Attachments:**    [Docket Memo](#)  
                              [Ordinance 250373-CUP Summary 1669](#)  
                              [Ordinance 250373-Revised CUP Summary 1611.A3](#)

**Director of Water Services**

**250374** Sponsor: Director of Water Services Department

Authorizing a \$6,500,000.00 design professional services contract with Black & Veatch Corporation, for the Sewer Separation & Green Infrastructure: Diversion Structures 56, 58, 62, and 113 Project; and recognizing this ordinance as having an accelerated effective date.

**Attachments:**    [250374 Docket Memo - Revised](#)  
                              [Ordinance 250374-CUP Summary 1761](#)

HELD IN COMMITTEE

**Rogers**

**250368** Sponsor: Councilmember Wes Rogers

RESOLUTION - Directing the City Manager to identify funding to support IRIS service for the 2025-2026 fiscal year; to report back to Council within 15 days; and directing the City Manager to negotiate continuation of IRIS services for the next 60 days in the 2025-2026 KCATA agreement.

**Attachments:**    [Docket Memo 250368](#)

## ADDITIONAL BUSINESS

1. There may be general discussion for current Transportation, Infrastructure and Operations Committee issues.
2. Closed Session
  - Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
  - Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
  - Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
  - Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
  - Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
  - Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
  - Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.
3. Those who wish to comment on proposed ordinances can email written testimony to [public.testimony@kcmo.org](mailto:public.testimony@kcmo.org). Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at [www.kcmo.gov](http://www.kcmo.gov)
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOuBlg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: [http://kansascity.granicus.com/ViewPublisher.php?view\\_id=2](http://kansascity.granicus.com/ViewPublisher.php?view_id=2)

The City Clerk's Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver's License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.

Adjournment



## Legislation Text

---

**File #: 250371**

---

### ORDINANCE NO. 250371

Sponsor: Councilmember Eric Bunch

Approving a modification of the incentivized project construction timeline for the Muehlebach Hotel Project, located at 1200 Baltimore Avenue.

WHEREAS, the City Council initially approved the Central Business District Urban Renewal Plan (“The Plan”) with Ordinance No. 36287 on January 17, 1969, to eliminate and prevent the spread, development and recurrence of the blighted conditions within the Central Business District Urban Renewal Area (“Plan Area”); and

WHEREAS, the Plan has been modified at least 14 times, most recently on February 26, 2015, with Committee Substitute for Ordinance No. 150116; and

WHEREAS, pursuant to the Land Clearance Redevelopment Authority (“LCRA”) Resolution No. 12-2-18 dated December 19, 2018, the LCRA selected Platform Ventures, L.L.C., (the “Original Redeveloper”) for a project located at 1200 Baltimore (“Project Area”) and approved a tax incentive package to include sales tax exemption on construction materials and a fifteen year abatement of the increase in property taxes at 75% abatement in years 1-10 and 37.5% abatement in years 11-25; and

WHEREAS, the Original Redeveloper was unable to complete construction for the Project; and

WHEREAS, the LCRA desires to approve assignment of the tax incentives for the Project to Flint Muehlebach, LLC, a Missouri limited liability company (the “New Redeveloper”), subject to certain conditions; and

WHEREAS, on April 13, 2023, Council approved Ordinance No. 230316, enacting Code § 74-12, which provides default construction timelines for incentivized projects; and

WHEREAS, Code § 74-12, provides that construction at the Project must be substantially complete by December 19, 2021; and

WHEREAS, the construction delay for the Project is due to no fault of the New Redeveloper, and the New Redeveloper has represented that they cannot complete construction of the Project by December 19, 2021; and

WHEREAS, the property where the Project is on the National Register of Historic Places, and the Project will utilize both state and federal historic tax credits; and

WHEREAS, the Project will entail the conversion of the 4-12th floors as well as portions of the subbasement through 3rd floors and the roof top of the ballroom space into 152 multifamily units and associated leasing and amenity spaces; and

WHEREAS, rents for the project will be within the 70%-100% AMI rent range with the majority being in the 80% AMI range and 10% of the units required to meet the 80% AMI range for the duration of the incentive; and

WHEREAS, the Council believes that the public purpose supporting the Project remains unchanged and the incentives remain appropriate; and

WHEREAS, Code § 74-12 provides that Council may modify the construction timelines for projects; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That pursuant to Code § 74-12, the timeline for the substantial completion of the Muehlebach Hotel Project, located at 1200 Baltimore Avenue, is hereby modified to require substantial completion by May 22, 2028.

..end

---

Approved as to form:

---

Emalea Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250371

Submitted Department/Preparer: City Planning

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving a modification of the incentivized project construction timeline for the Muehlebach Hotel Project, located at 1200 Baltimore Avenue.

### Discussion

The Land Clearance for Redevelopment Authority desires to approve assignment of the tax incentives to Flint Muehlebach, LLC for a project located at 1200 Baltimore. The project will entail the conversion of the 4-12th floors as well as portions of the subbasement through 3rd floors and the roof top of the ballroom space into 152 multifamily units and associated leasing and amenity spaces.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
No funding included
3. How does the legislation affect the current fiscal year?  
No impact
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
When project is completed it will generate new Ad Valorem taxes.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- |   |                              |  |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

### **Additional Discussion (if needed)**

Click or tap here to enter text.

## **Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
  - ☐ Maintain and increase affordable housing supply to meet the demands of a diverse population.
  - ☐ Address the various needs of the City's most vulnerable population by working to reduce disparities.
  - ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
  - ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
  - ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

## **Prior Legislation**

Click or tap here to list prior, related ordinances/resolutions.

## **Service Level Impacts**

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
NA

2. How have those groups been engaged and involved in the development of this ordinance?  
NA

3. How does this legislation contribute to a sustainable Kansas City?  
Click or tap here to enter text.

4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units ~150

Number of Affordable Units Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

Please Select (Press tab after selecting)

Project will be required to work with CREO for goal setting prior to beginning construction.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)







---

**File #: 250373**

---

### ORDINANCE NO. 250373

Sponsor: Director of Water Services Department

Authorizing a \$2,195,500.00 construction contract with MegaKC Corporation, for the Green Infrastructure Project 1-1: Mill Creek Park-Package #1 - North Plaza project; authorizing a maximum expenditure of \$2,415,000.00; authorizing a \$1,750,000.00 design professional services Amendment No. 3 to Contract No. 1611 with HDR Engineering, Inc., for the Green Infrastructure Project 1-1: Mill Creek Park project for a total contract amount of \$3,326,978.00; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, City Council passed Ordinance No. 210341 on April 29, 2021, authorized a \$750,000.00 design professional services Contract No. 1611 with HDR Engineering, Inc., for conceptual, preliminary, and final design of the Green Infrastructure Project 1-1: Mill Creek Park project; and

WHEREAS, the City executed a \$75,000.00 Amendment No. 1 on May 3, 2023, with HDR Engineering, Inc., which authorized additional work related to lighting design, pedestrian access improvements, and changes to layout of the green infrastructure; and

WHEREAS, the City Council passed Ordinance No. 240611 on July 25, 2024, which authorized a \$751,978.00 Amendment No. 2 with HDR Engineering, Inc., for value engineering services to reduce the overall cost of the project, design water transmission main relocation, and additional structural design to accommodate construction over an existing combined sewer; and

WHEREAS, this proposed ordinance is for authorization of a construction project and design professional services Amendment No. 3 including construction phase services and re-design services based on value engineering recommendations for the Green Infrastructure Project 1-1: Mill Creek Park project; NOW, THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That the Director of the Water Services Department is authorized to execute Contract No. 1669 in the amount of \$2,195,500.00 with MegaKC Corporation for the Green Infrastructure Project 1-1: Mill Creek Park-Package #1 North Plaza, Project No. 81000955. A copy of the contract is on file in the office of Water Services.

Section 2. That the Director of Water Services Department is authorized to expend up to maximum of \$2,415,000.00 from Account No. AL-8194-807769-611060-81000955, Overflow Control Program, to satisfy the cost of this contract.

Section 3. That the Director of the Water Services Department is authorized to execute Amendment 3 to Contract No. 1611 in the amount of \$1,750,000.00 with HDR Engineering, Inc., for a total contract amount of \$3,326,978.00, for the Green Infrastructure Project 1-1: Mill Creek Park project, Project No. 81000955. A copy of the amendment is on file in the office of Water Services.

Section 4. That the Director of Water Services Department is authorized to expend up to maximum of \$1,750,000.00 from Account No. AL-8194-807769-611040-81000955, Overflow Control Program, to satisfy the cost of this amendment.

Section 5. That this ordinance, relating to the design, repair, maintenance or construction of a public improvement, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(D) of the City Charter and shall take effect in accordance with Section 503, City Charter.

..end

---

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

---

Tammy L. Queen  
Director of Finance

Approved as to form:

---

Mark P. Jones  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250373

Submitted Department/Preparer: Water

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Authorizing a \$2,195,500.00 construction contract with MegaKC Corporation, for the Green Infrastructure Project 1-1: Mill Creek Park-Package #1 - North Plaza project; authorizing a maximum expenditure of \$2,415,000.00; authorizing a \$1,750,000.00 design professional services Amendment No. 3 to Contract No. 1611 with HDR Engineering, Inc., for the Green Infrastructure Project 1-1: Mill Creek Park project for a total contract amount of \$3,326,978.00; and recognizing this ordinance as having an accelerated effective date.

### Discussion

#### Reason for Contract

In 2010, the City of Kansas City, Missouri entered into a Consent Decree with the United States Environmental Protection Agency (EPA) to reduce the volume and frequency of overflows from the City's sewer system. The City's Smart Sewer Program is currently in year 14 of a 30-year implementation period. The purpose of this project is to contribute to a sustainable Kansas City by implementing Green Infrastructure to reduce typical year Combined Sewer Overflows (CSO) in the Brush Creek Basin. This project will improve water quality, reduce heat-island effect, and will add resiliency to the community's sewer system through integration of green infrastructure.

#### Construction Contract Description

The scope of work to be provided under the construction contract includes construction of decorative concrete paving, retaining walls, storm sewer and stormwater rock-lined open channel, stormwater pretreatment device, and pedestrian seating. This will be the first phase of the overall green infrastructure project with Phase 2 and Phase 3 to follow after completion of this first phase.

#### Term

The term of the construction project will be 180 calendar days.

The term of the design professional services project will be 785 additional calendar days with this proposed Amendment No. 3. The overall term for this project will be 2,261 calendar days.

#### MBE/WBE Goals

CREO KC established goals of 6% MBE and 6% WBE on the construction project on March 3, 2025.

CREO KC established goals of 15% MBE and 10% WBE on the design professional services project on August 8, 2020.

#### Solicitation

The construction project was advertised in accordance with the City's requirements on February 25, 2025, and bids were opened on March 25, 2025, with one (1) bidder responding.

The design professional services project was originally advertised in accordance with the City's requirements on August 31, 2020. Through a City-wide selection process, three firms were shortlisted.

#### Awardee/Subcontracting Participation

MegaKC Corporation submitted the lowest, responsible, and responsive bid of \$2,161,500.00, with subcontracting participation of 6% MBE and 6% WBE.

A city-wide selection committee met on February 5, 2021 and consisted of the following individuals for selection of the design professional firm:

- Ryana Parks-Shaw, 5<sup>th</sup> District Councilmember
- Earnest Rouse, Assistant City Manager, City Manager's Office
- Srini Vallabhaneni, Smart Sewer Officer, KC Water
- D. Matt Bond, Deputy Director, KC Water (Facilitator)

HDR Engineering Inc. was recommended for this project with a contract amount of \$750,000.00, with subcontracting participation of 15% MBE and 10% WBE.

#### Other Proposals Received

Black & Veatch Engineering and Patti Banks d.b.a. Vireo were the other firms that were shortlisted on the design professional services project.

#### Estimated Opinion of Probable Construction Costs

The Engineer's Opinion of Probable Construction Cost was \$2,457,000.00.

### Design Professional Services Contract Amendment Description

City Council passed Ordinance No. 210341 on April 29, 2021, which authorized a \$750,000.00 design professional services contract with HDR Engineering, Inc. for conceptual, preliminary, and final design of the Green Infrastructure Project 1-1: Mill Creek Park project.

The City executed a \$75,000.00 Amendment No. 1 on May 3, 2023 with HDR Engineering, Inc., which authorized additional work related to lighting design, pedestrian access improvements, and changes to layout of the green infrastructure.

City Council passed Ordinance No. 240611 on July 25, 2024, which authorized a \$751,978.00 Amendment No. 2 with HDR Engineering Inc., for value engineering services to reduce the overall cost of the project, design water transmission main relocation, and additional structural design to accommodate construction over an existing combined sewer.

The proposed \$1,750,000.00 Amendment No. 3 will provide construction phase services for Phase 1 through Phase 3 and re-design services to incorporate value engineering recommendations for Phase 2 and Phase 3.

### Design Professional Services Contract Cost Summary

- Original Contract: \$750,000.00
- Amendment No. 1 \$75,000.00
- Amendment No. 2 \$751,978.00
- Proposed Amendment No. 3: \$1,750,000.00
- Total: \$3,326,978.00

## **Fiscal Impact**

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?  
AL-8194-807769-611060-81000955 = \$2,415,000.00  
Sewer Revenue Bond Fund  
  
AL-8194-807769-611040-81000955 = \$1,750,000.00  
Sewer Revenue Bond Fund
3. How does the legislation affect the current fiscal year?  
Work on this project will begin and finish in FY26. Invoices will be submitted by the Contractor and Design Professional on a monthly basis after construction begins.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Funds encumbered in the current fiscal year will be disbursed over subsequent fiscal years as construction proceeds. Work on Phase 1 of the project is anticipated to be completed within 180 calendar days from when work begins.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No

### **Office of Management and Budget Review**

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No
2. This fund has a structural imbalance. ☐ Yes ☒ No
3. Account string has been verified/confirmed. ☒ Yes ☐ No

### **Additional Discussion (if needed)**

Click or tap here to enter text.

## **Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☐ Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
  - ☐ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
  - ☐ Build on existing strengths while developing a comprehensive transportation plan for the future.
  - ☒ Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.

- ☒ Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- ☐ Focus on delivery of safe connections to schools.

## Prior Legislation

City Council passed Ordinance No. 210341 on April 29, 2021, which authorized a \$750,000.00 design professional services contract with HDR Engineering, Inc. for conceptual, preliminary, and final design of the Green Infrastructure Project 1-1: Mill Creek Park project.

City Council passed Ordinance No. 240611 on July 25, 2024, which authorized a \$751,978.00 Amendment No. 2 with HDR Engineering Inc., for value engineering services to reduce overall cost of the project, design water transmission main relocation, and additional structural design to accommodate construction over an existing combined sewer; and

## Service Level Impacts

This green infrastructure project will store separated stormwater and release it slowly into the combined sewer system. This will reduce combined sewer overflow volume released to Brush Creek and provide for additional capacity within the combined sewer system.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
The project will protect public health and the environment by restoring sewer conveyance capacity, increasing the service life of the existing sewer system, and improving the water quality of the City's waterways.
2. How have those groups been engaged and involved in the development of this ordinance?  
This project is located in Mill Creek Park, a popular and well-used park. The project area also includes some residential but is primarily near the Country Club Plaza, a high-profile shopping, dining, and business destination. A public meeting will be held at a suitable location so the construction team (contractor, design professional, and city representative) can meet with the stakeholders, businesses and residents to discuss the construction phase of the project. The construction phase communications will build on previous public engagement efforts related to this project, including a 2021 survey that received 96 responses, a virtual public meeting in 2021, and three stakeholder meetings with the Mill Creek Park Board to discuss priorities and needs for the park.



3. How does this legislation contribute to a sustainable Kansas City?  
This project helps promote environmental quality, social equity, and economic vitality.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

Yes - I have submitted documents for CREO Review (Press tab after selecting)

Please attach or copy and paste CREO's review.

The Contractor Utilization Plan was submitted to CREO KC for review on March 28, 2025, and was approved March 4, 2025 with 6% MBE and 6% WBE participation.

Subcontracting goals on the design professional services project will remain unchanged at 15% MBE and 10% WBE with this amendment.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

Yes(Press tab after selecting)

List the three (3) lowest bidders in addition to the selected bidder.

- MegaKC Corporation

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)

## Inter-Departmental Communication

Date: April 4, 2025

To: Councilman Kevin O'Neill; Chair; Transportation. Infrastructure & Operations Committee

From: Jaime Guillen; Director; Civil Rights & Equal Opportunity Department

Subject: CUP Summary #: 250373

---

**CONTRACTOR:** MegaKC Corp.  
Address: 1491 Iron St.  
N. Kansas City, MO 64116  
Contract #: 1669 / 81000955- GI Project 1-1: Mill Creek Park  
Package 1-North Plaza  
Contract Amount: \$2,195,500.00  
MBE Goal: 6%  
WBE Goal: 6%  
Total MBE Achieved: 6%  
Total WBE Achieved: 6%

### **MBE SUBCONTRACTORS:**

Name: Carpio Masonry, LLC  
Address: 2521 S. Holloway Rd.  
Oak Grove, MO 64075  
Scope of Work: Retaining Wall / Masonry  
Subcontract Percentage: 6%  
Ownership: Carpio, Jose David  
Structure: Hispanic- American Male Code: 16

### **WBE SUBCONTRACTORS:**

Name: Abay Construction, Inc.  
Address: 400 E Red Bridge Rd., Suite 215  
Kansas City, MO 64131  
Scope of Work: Utility Lines / Structures  
Subcontract Percentage: 6%  
Ownership: Tekeste, Tehawerk  
Structure: African-American Female Code: 23

### **Comments:**

## Inter-Departmental Communication

Date: April 30, 2025

To: Councilman Kevin O'Neill; Chair; Transportation. Infrastructure & Operations Committee

From: Jaime Guillen; Director; Civil Rights & Equal Opportunity Department

Subject: Revised CUP Summary for Amendment 3 #: 250373

---

**CONTRACTOR:** HDR Engineering, Inc.  
Address: 10450 Holmes Rd., Suite 600  
Kansas City, MO 64131  
Contract #: 1611 / 81000955- GI Project 1-1: Mill Creek Park  
Contract Amount: \$3,326,978.00 (\$1,750,000 on Amendment 3)  
MBE Goal: 15%  
WBE Goal: 10%  
Total MBE Achieved: 15%  
Total WBE Achieved: 10%

### **MBE SUBCONTRACTORS:**

Name: Dubois Consultants, Inc.  
Address: 7611 State Line Rd., Suite 103  
Kansas City, MO 64114  
Scope of Work: Engineering Design  
Subcontract Percentage: 7%  
Ownership: Sudduth, Cervente  
Structure: African- American Male Code: 15

### **MBE SUBCONTRACTORS:**

Name: Parson & Associates, LLC  
Address: 1518 E. 18<sup>th</sup> St.  
Kansas City, MO 64108  
Scope of Work: Public Outreach  
Subcontract Percentage: 8%  
Ownership: Parson, R. Jason  
Structure: African-American Male Code: 15

**WBE SUBCONTRACTORS:**

Name:	TREKK Design Group, LLC	
Address:	1411 E. 104 <sup>th</sup> St. Kansas City, MO 64131	
Scope of Work:	Field Services	
Subcontract Percentage:	5%	
Ownership:	Robinett, Kimberly	
Structure:	Caucasian Female	Code: 27

**WBE SUBCONTRACTORS:**

Name:	Tech Services to Go, Inc. dba TSi Geotechnical	
Address:	8248 NW 101 <sup>st</sup> . Terrace, #5 Kansas City, MO 64153	
Scope of Work:	Geotechnical	
Subcontract Percentage:	5%	
Ownership:	Hervey, Denise	
Structure:	African-American Male	Code: 23

**Comments:**

Original Contract Amount:	\$ 750,000.00
Amendment 1:	\$ 75,000.00
Amendment 2:	<u>\$ 751,978.00</u>
Current Contract Amount:	\$1,576,978.00
Proposed Amendment 3:	<u>\$1,750,000.00</u>
Proposed Contract Amount:	\$3,326,978.00

According to B2G, the prime contractor is currently achieving the following participation on the contract:

Dollars paid to prime contractor by City to date: \$1,501,978  
Dollars paid to MBEs by prime contractor to date: \$209,922.49 for 14% MBE.  
Dollars paid to WBEs by prime contractor to date: \$119,465.59 for 8% WBE.



---

**File #: 250374**

---

### ORDINANCE NO. 250374

Sponsor: Director of Water Services Department

Authorizing a \$6,500,000.00 design professional services contract with Black & Veatch Corporation, for the Sewer Separation & Green Infrastructure: Diversion Structures 56, 58, 62, and 113 Project; and recognizing this ordinance as having an accelerated effective date.

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of the Water Services Department is authorized to execute Contract No. 1761 in the amount of \$6,500,000.00 with Black & Veatch Corporation for the Sewer Separation & Green Infrastructure: Diversion Structures 56, 58, 62, and 113 project, Project No. 81001033. A copy of the contract is on file in the office of Water Services.

Section 2. That the Director of Water Services Department is authorized to expend up to maximum of \$5,720,000.00 from Account No. AL-8194-807769-611040-81001033, Overflow Control Program, to satisfy the cost of this contract.

Section 3. That the Director of Water Services Department is authorized to expend up to maximum of \$780,000.00 from Account No. AL-8081-807705-611040-80002608, Water Main Replacement Program, to satisfy the cost of this contract.

Section 4. That this ordinance, relating to the design, repair, maintenance or construction of a public improvement, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(D) of the City Charter and shall take effect in accordance with Section 503, City Charter.

..end

---

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

---

Tammy L. Queen

Director of Finance

Approved as to form:

---

Mark P. Jones  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250374

Submitted Department/Preparer: Water

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Authorizing a \$6,500,000.00 Design Professional Services contract with Black & Veatch Corporation, for the Sewer Separation & Green Infrastructure: Diversion Structures 56, 58, 62, and 113 Project; and recognizing this ordinance as having an accelerated effective date.

### Discussion

#### Reason for Contract

In 2010, the City of Kansas City, Missouri entered into a Consent Decree with the United States Environmental Protection Agency (EPA) to reduce the volume and frequency of overflows from the City's sewer system. The City's Smart Sewer Program is currently in year 14 of a 30-year implementation period. The purpose of this project is to significantly reduce combined sewer overflows (CSOs) within the Town Fork Creek watershed located in the area of 55<sup>th</sup> Street to 77<sup>th</sup> Street; Main Street to US 71 HWY. The project proposes using strategic stormwater collection and the integration of green infrastructure to achieve the project goal. Activities will include combined sewer separation, green infrastructure implementation, and sewer rehabilitation to reduce combined sewer overflows in the project area. This project is required to meet the City's interim CSO capture requirements and green infrastructure requirements set by the Consent Decree.

#### Design Contract Description

The scope of work to be performed under this contract includes design services for selected concepts identified in the previously completed study phase (Contract No. 1575). The selected improvements include sewer separation of up to 200 green acres and associated green infrastructure resulting in approximately 199 million gallons of reduced CSO as measured in a typical year. Additionally, water main replacements are being integrated where existing break-prone water mains within the project area exist to maintain the water supply and fire hydrant protection. This will help alleviate future water main breaks that disturb the neighborhoods affected by the sewer separation and green infrastructure project.

The proposed \$6,500,000.00 design professional services Contract No. 1761 will provide for design phase services including preliminary and final design, project management and administration services, and bid phase support services.

#### Term

The term of the project will be 600 calendar days.

#### MBE/WBE Goals

CREO KC established goals of 10.9% MBE and 10.9% WBE on November 4, 2024 for preliminary and final design, project management and administration services, and bid phase support services under Contract No. 1761.

#### Solicitation

This design professional services project was advertised in accordance with the City's requirements on November 24, 2021.

Five proposals were received on December 22, 2021. Through a City-wide selection process, two firms were shortlisted (Black & Veatch Corporation and CDM Smith, Inc.).

A city-wide selection committee met on March 21, 2022 and consisted of the following individuals:

- Ryana Parks-Shaw, 5<sup>th</sup> District Councilmember
- Kimiko Gilmore, Assistant City Manager, City Manager's Office
- Wes Minder, Director, KC Water
- D. Matt Bond, Deputy Director & Facilitator, KC Water

Black & Veatch Corporation was recommended for this project with a contract amount of \$3,150,000.00, with subcontracting participation of 18% MBE and 22% WBE.

#### Other Proposals Received

Other proposers on this contract were AECOM Technical Services, Inc., CDM Smith, Inc., HDR Engineering, Inc., and HNTB Corporation.

## **Fiscal Impact**

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No



2. What is the funding source?  
 AL-8194-807769-611040-81001033 = \$5,720,000.00  
 Sewer Revenue Bond Fund  
  
 AL-8081-807705-611040-80002608 = \$780,000.00  
 Water Revenue Bond Fund
3. How does the legislation affect the current fiscal year?  
 Work on this project will begin in the current fiscal year and extend into FY27. Invoices will be submitted by the Design Professional on a monthly basis after design begins.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
 Funds encumbered in the current fiscal year will be disbursed over subsequent fiscal years as design proceeds. Work on the project is anticipated to be complete within 600 calendar days from when work begins.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
 No

### Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No
2. This fund has a structural imbalance. ☐ Yes ☒ No
3. Account string has been verified/confirmed. ☒ Yes ☐ No

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
 Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- ☐ Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
- ☐ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
- ☐ Build on existing strengths while developing a comprehensive transportation plan for the future.
- ☒ Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
- ☒ Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- ☐ Focus on delivery of safe connections to schools.

## **Prior Legislation**

City Council passed Ordinance No. 220678 on August 25, 2022, which authorized a \$3,150,000.00 design professional services contract with Black & Veatch Corporation for conceptual and preliminary design of the Green Infrastructure Project 2-1: 63rd and Daniel Morgan Boone Park project.

## **Service Level Impacts**

This sewer separation and green infrastructure project will reduce the amount of stormwater getting into the City's combined sanitary system by removing stormwater from the combined system and promoting natural stormwater infiltration through green infrastructure implementation. The project is proposed to reduce the occurrence of wet-weather overflows within the City's existing combined sewer system, thereby protecting public health and the environment.

## **Other Impacts**

1. What will be the potential health impacts to any affected groups?  
The project will protect public health and the environment by restoring sewer conveyance capacity, increasing the service life of the existing sewer system, and improving the water quality of the City's waterways.
2. How have those groups been engaged and involved in the development of this ordinance?  
This project area is in a neighborhood that is primarily residential. A public meeting will be held at a suitable location so the design team (design professional and city representative) can meet with the residents to discuss the proposed project. During the study phase the team held four public meetings.

3. How does this legislation contribute to a sustainable Kansas City?  
This project helps promote environmental quality, social equity, and economic vitality.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
Yes - I have submitted documents for CREO Review (Press tab after selecting)  
Please attach or copy and paste CREO's review.  
The Contractor Utilization Plan was submitted to CREO KC for review on April 17, 2025, and was approved on May 1, 2025 with 11% MBE and 11% WBE participation.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
No(Press tab after selecting)  
[Click or tap here to enter text.](#)
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
Yes(Press tab after selecting)  
In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.

## Inter-Departmental Communication

Date: May 1, 2025

To: Councilman Kevin O'Neill; Chair; Transportation. Infrastructure & Operations Committee

From: Jaime Guillen; Director; Civil Rights & Equal Opportunity Department

Subject: CUP Summary #: 250374

---

**CONTRACTOR:** Black & Veatch Corp.  
Address: 8400 Ward Parkway  
Kansas City, MO 64114  
Contract # 1761 / 81001033- Sewer Separation & GI Diversion  
Structures 56, 58, 62 & 113  
Contract Amount: \$6,500,000.00  
MBE Goal 10.9%  
WBE Goal: 10.9%  
Total MBE Achieved: 11%  
Total WBE Achieved: 11%

### **MBE SUBCONTRACTORS:**

Name: Taliaferro & Browne, Inc.  
Address: 1020 E. 8<sup>th</sup> St.  
Kansas City, MO 64106  
Scope of Work: Surveying / Easements  
Subcontract Amount: \$450,000  
Ownership: Andebrhan, Hagos  
Structure: African- American Male Code: 15

### **MBE SUBCONTRACTORS:**

Name: Parson & Associate, LLC  
Address: 1518 E. 18<sup>th</sup> St.  
Kansas City, MO 64108  
Scope of Work: Public Engagement  
Subcontract Amount: \$200,000  
Ownership: Parson, R. Jason  
Structure: African- American Male Code: 15

**MBE SUBCONTRACTORS:**

Name:	Innovative Integrity in Design, LLC	
Address:	6005 Woodland Ave. Kansas City, MO 64110	
Scope of Work:	Civil Design	
Subcontract Amount:	\$59,000	
Ownership:	Tauheed, Adiel	
Structure:	African- American Male	Code: 15

**WBE SUBCONTRACTORS:**

Name:	Abay Construction, Inc.	
Address:	400 E Red Bridge Rd., Suite 215 Kansas City, MO 64131	
Scope of Work:	Potholing	
Subcontract Amount:	\$110,000	
Ownership:	Tekeste, Tehawerk	
Structure:	African-American Female	Code: 23

**WBE SUBCONTRACTORS:**

Name:	McCurdy Engineers, LLC	
Address:	420 W. 103 <sup>rd</sup> Terrace Kansas City, MO 64145	
Scope of Work:	Design Support	
Subcontract Amount:	\$110,000	
Ownership:	McCurdy, Amy	
Structure:	Caucasian Female	Code: 27

**WBE SUBCONTRACTORS:**

Name:	TREKK Design Group, LLC	
Address:	1411 E. 104 <sup>th</sup> St. Kansas City, MO 64131	
Scope of Work:	Field Services / Inspections / Testing	
Subcontract Amount:	\$265,000	
Ownership:	Robinett, Kimberly	
Structure:	Caucasian Female	Code: 27

**WBE SUBCONTRACTORS:**

Name:	Tech Services to Go, Inc. dba TSi Geotechnical		
Address:	8248 NW 101 <sup>st</sup> Terrace, #5		
	Kansas City, MO 64153		
Scope of Work:	Geotechnical		
Subcontract Amount:	\$147,000		
Ownership:	Hervey, Denise		
Structure:	African-American Female	Code:	23

**WBE SUBCONTRACTORS:**

Name:	Vireo, LLC		
Address:	414 Oak St., Suite 101		
	Kansas City, MO 64106		
Scope of Work:	Landscape Design / Sustainability		
Subcontract Amount:	\$78,000		
Ownership:	Fordyce, Robin		
Structure:	Caucasian Female	Code:	23

**Comments:**



---

**File #:** 250368

---

### RESOLUTION NO. 250368

Sponsor: Councilmember Wes Rogers

**RESOLUTION** - Directing the City Manager to identify funding to support IRIS service for the 2025-2026 fiscal year; to report back to Council within 15 days; and directing the City Manager to negotiate continuation of IRIS services for the next 60 days in the 2025-2026 KCATA agreement.

WHEREAS, the IRIS program provides essential rideshare services to fill gaps in public transit, particularly in underserved areas; and

WHEREAS, the IRIS program has been a lifeline for many residents, enabling them to maintain employment and access essential services; and

WHEREAS, the continuation of the IRIS program is crucial for maintaining equitable access to transportation across Kansas City, NOW THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is directed to identify funding to support IRIS service for the 2025-2026 fiscal year.

Section 2. That the City Manager is directed to report back to Council with a funding plan within 15 days.

Section 3. That the City Manager is directed to negotiate continuation of IRIS services for the next 60 days in the 2025-2026 KCATA agreement.

..end

---



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250368

Submitted Department/Preparer: City Manager's Office

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Directing the City Manager to identify funding to support IRIS service for the 2025-2026 fiscal year; to report back to Council within 15 days; and directing the City Manager to negotiate continuation of IRIS services for the next 60 days in the 2025-2026 KCATA agreement.

### Discussion

The IRIS program provides essential rideshare services to fill gaps in public transit, particularly in underserved areas. The IRIS program has been a lifeline for many residents, enabling them to maintain employment and access essential services. The continuation of the IRIS program is crucial for maintaining equitable access to transportation across Kansas City,

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
This resolution has no direct fiscal impact.
3. How does the legislation affect the current fiscal year?  
This resolution has no direct fiscal impact.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
This resolution has no direct fiscal impact.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This resolution has no direct fiscal impact.



## Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No
2. This fund has a structural imbalance. ☐ Yes ☒ No
3. Account string has been verified/confirmed. ☐ Yes ☒ No

## Additional Discussion (if needed)

This resolution has no direct fiscal impact.

## Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☐ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
  - ☐ Maintain and increase affordable housing supply to meet the demands of a diverse population.
  - ☒ Address the various needs of the City's most vulnerable population by working to reduce disparities.
  - ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
  - ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
  - ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

## Prior Legislation

Click or tap here to list prior, related ordinances/resolutions.

## Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Multi-mobile transportation will allow more Kansas City residents access to goods and services that enhance their wellbeing
2. How have those groups been engaged and involved in the development of this ordinance?

Click or tap here to enter text.

3. How does this legislation contribute to a sustainable Kansas City?  
NA

4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)

